002.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	893,200 / 893,200
					USE VALUE:	893,200 / 893,200
					ASSESSED:	893,200 / 893,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95	-95A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANTONOPOULOS JOHN
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	95 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANTONOPOULOS JOHN & ELLI -
Owner 2:	-
Street 1:	95 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,709 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Vinyl Exterior and 2279 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3709.000	467,600	600	425,000	893,200
Total Card	0.085	467,600	600	425,000	893,200
Total Parcel	0.085	467,600	600	425,000	893,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.93 | /Parcel: 391.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	467,700	600	3,709.	425,000	893,300	893,300	Year End Roll	12/18/2019
2019	104	FV	365,900	700	3,709.	451,600	818,200	818,200	Year End Roll	1/3/2019
2018	104	FV	365,900	700	3,709.	329,400	696,000	696,000	Year End Roll	12/20/2017
2017	104	FV	317,700	0	3,709.	286,900	604,600	604,600	Year End Roll	1/3/2017
2016	104	FV	317,700	0	3,709.	244,400	562,100	562,100	Year End	1/4/2016
2015	104	FV	265,900	0	3,709.	239,100	505,000	505,000	Year End Roll	12/11/2014
2014	104	FV	265,900	0	3,709.	196,600	462,500	462,500	Year End Roll	12/16/2013
2013	104	FV	276,300	0	3,709.	187,000	463,300	463,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 174

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANTONOPOULOS JO	50893-95		3/17/2008	Family	1	No	No		
	12557-229		11/21/1973		43,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	Meas/Inspect	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
10/21/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3709		Sq. Ft.	Site		0	80.	1.43	1									425,016						425,000	

Total AC/HA: 0.08515 | Total SF/SM: 3709 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 425,016 | Spl Credit | Total: 425,000

User Acct

1740

GIS Ref

GIS Ref

Insp Date

08/04/17

!174!

PRINT

Date	Time
12/10/20	16:02:04

LAST REV

Date	Time
04/07/20	14:16:23

mmcmakin

USER DEFINED

Prior Id # 1:	1740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.13076925
Const Adj.:	0.98490196
Adj $ / SQ:	178.192
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574439
Depreciation:	106846
Depreciated Total:	467594

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

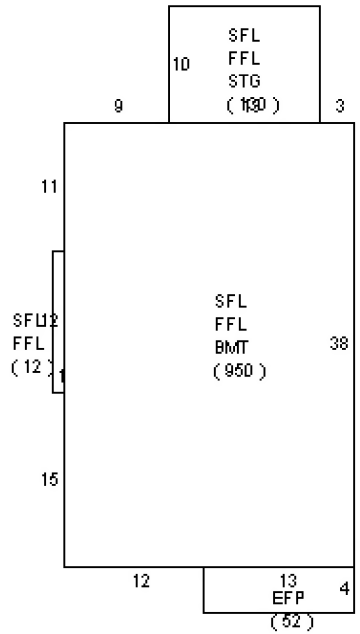
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	178.190	194,585
SFL	Second Floor	1,092	178.190	194,585
BMT	Basement	950	56.930	54,086
STG	Storage	130	7.420	965
EFP	Enclos Porch	52	71.500	3,718

Net Sketched Area:	3,316	Total:	447,939
Size Ad	2184	Gross Are	3316	FinArea	2279
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.19
Special Features:	0	Val/Su Net:	141.01
Final Total:	467600	Val/Su SzAd	214.10

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2010	4.85	T	7.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600